

Grantee: Miami Beach, FL

Grant: B-11-MN-12-0039

April 1, 2011 thru June 30, 2011 Performance Report

Grant Number:

B-11-MN-12-0039

Obligation Date:**Grantee Name:**

Miami Beach, FL

Award Date:**Grant Amount:**

\$1,475,088.00

Contract End Date:

03/08/2014

Grant Status:

Active

Review by HUD:

Original - In Progress

QPR Contact:

Rocio Solo

Disasters:**Declaration Number**

NSP

Narratives**Summary of Distribution and Uses of NSP Funds:**

NSP3

1. London House Apts Rehab LMMI \$858,807
 2. London House Apts Rehab LH 25% \$368,772
 3. Administration \$147,409
- Total NSP Funds: \$1,475,088

How Fund Use Addresses Market Conditions:

Citywide, extremely low, very low and low-income residents accounted for 21,504 households in 2000. According to the US Census, over half the residents in half of the City's census tracts earned less than 80 percent of the area median income. These target areas, based on Census 2000 data contain census tract/block groups that have a concentration of low-to-moderate income households. This means more than 50% of the households have incomes at or below 80% of the area median income. The census tracts with low-to-moderate income concentration include 39.07, 42.02, 44.02, 39.01, 39.05, 45.00, and 44.01. Also, in 2000, two-thirds of the census tracts in Miami Beach were minority-majority neighborhoods (Census Tracts 39.05, 39.01, 39.07, 44.02, 42.02, 44.01, 43.00, and 41.01). All with the exception of two of the low income and racially concentrated census tract/block groups overlap.

Ensuring Continued Affordability:

The sub-recipient shall maintain the Premises as a thirty (30) year affordable residential rental apartment building for a term pursuant to an existing Restrictive Covenant. The affordability period shall be incorporated into the sub-recipient NSP3 agreement.

Definition of Blighted Structure:

A structure that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety, and public welfare.

Definition of Affordable Rents:

Rents shall be set according to HOME rental requirements and therefore the maximum HOME rents that can be charge are the lesser of: (1) the fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR Part 888.111; or (2) a rent that does not exceed 30 percent of the adjusted income of a family whose annual income equal 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The HOME rent limits provided by HUD will include average occupancy per unit and adjusted income assumptions. The rent must comply with the published HUD income limits per household size.

Housing Rehabilitation/New Construction Standards:

All gut rehabilitation of residential buildings up to three stories shall be designed to meet the standard for Energy Star Qualified Homes. Replacement of obsolete products and appliances shall meet Energy Star labeled products. Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed. Improvements shall mitigate the impact of disasters. Minimum construction standards shall comply with the Florida Building Code, latest edition. Rehabilitation shall also include compliance with Lead-based paint abatement.

Vicinity Hiring:

The City will work with the sub-recipient to the maximum extent possible to provide for the hiring of employees who reside in the vicinity of the project or contract with small businesses that are owned and operated by persons residing in the vicinity of the project.

Procedures for Preferences for Affordable Rental Dev.:

The sub-recipient shall advertise available affordable housing units. Applications will be required to show total income earned for the household. Beneficiaries will be selected on a lottery basis.

Grantee Contact Information:

City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139
Anna P. Parekh, Director
305-673-7260
annaparekh@miamibeachfl.gov

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,752,880.88
Total CDBG Program Funds Budgeted	N/A	\$1,474,988.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$221,263.20	\$0.00
Limit on Admin/Planning	\$147,508.80	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$147,508.80	\$147,409.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$368,772.00	\$368,772.00

Overall Progress Narrative:

Grant agreement was executed on March 8, 2011. Request for Release of Funds was submitted to US HUD on April 14, 2011. Project is in the contract development and pre-development phase.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, London House Apartments Rehabilitation Phase 1	\$0.00	\$1,475,088.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 1
Activity Title: London House Apts Rehab LMMI

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

1

Project Title:

London House Apartments Rehabilitation Phase 1

Projected Start Date:

05/01/2011

Projected End Date:

04/30/2012

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Miami Beach Community Development Corporation

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,167,226.66
Total CDBG Program Funds Budgeted	N/A	\$958,807.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Miami Beach Community Development Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rehabilitation of a vacant building for multi-family rental housing. Renters will be selected on a lottery basis to benefit low and moderate income residents who work in the community. The building will provide four three bedroom units and two studios. The City shall require the subrecipient to maintain the rents affordable for the duration of the affordability period. The City will work with the sub-recipient to the maximum extent possible to provide for the hiring of employees who reside in the vicinity of the project or contract with small businesses that are owned and operated by persons residing in the vicinity of the project.

Location Description:

1965 Washington Avenue, Miami Beach, FL 33139

Activity Progress Narrative:

Grant agreement was executed on March 8, 2011. Request for Release of Funds was submitted to US HUD on April 14, 2011. Project is in the contract development and pre-development phase.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/4

#Replaced thermostats	0	0/4
#Replaced hot water heaters	0	0/4
#Light Fixtures (indoors) replaced	0	0/26
#Light fixtures (outdoors) replaced	0	0/4
#Refrigerators replaced	0	0/4
#Clothes washers replaced	0	0/1
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	0/6
#Low flow showerheads	0	0/4
#Units with bus/rail access	0	0/4
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/1
#Units deconstructed	0	0/8
#Units & other green	0	0/0
Activity funds eligible for DREF (like	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Multifamily Units	0	0/4

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
CDBG MD County FY 09	\$131,475.00
US HUD EDI	\$76,944.66
Total Other Funding Sources	\$208,419.66

Grantee Activity Number: 2
Activity Title: London House Apts Rehab LH 25%

Activity Category:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Planned

Project Number:
 1

Project Title:
 London House Apartments Rehabilitation Phase 1

Projected Start Date:
 05/01/2011

Projected End Date:
 04/30/2012

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LH - 25% Set-Aside

Responsible Organization:
 Miami Beach Community Development Corporation

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$438,245.22
Total CDBG Program Funds Budgeted	N/A	\$368,772.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Miami Beach Community Development Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Rehabilitation of a vacant building for multi-family rental housing. Renters will be selected on a lottery basis to benefit low and moderate income residents who work in the community. The building will provide four three bedroom units and two studios. The City shall require the subrecipient to maintain the rents affordable for the duration of the affordability period. The City will work with the sub-recipient to the maximum extent possible to provide for the hiring of employees who reside in the vicinity of the project or contract with small businesses that are owned and operated by persons residing in the vicinity of the project.

Location Description:

1965 Washington Avenue, Miami Beach, FL 33139

Activity Progress Narrative:

Grant agreement was executed on March 8, 2011. Request for Release of Funds was submitted to US HUD on April 14, 2011. Project is in the contract development and pre-development phase.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/2

#Replaced thermostats	0	0/0
#Replaced hot water heaters	0	0/2
#Light Fixtures (indoors) replaced	0	0/6
#Light fixtures (outdoors) replaced	0	0/2
#Refrigerators replaced	0	0/2
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/2
#Units with bus/rail access	0	0/2
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/1
#Units deconstructed	0	0/2
#Units & other green	0	0/0
Activity funds eligible for DREF (like	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Multifamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/2	0/0	0/2	0
# Renter Households	0	0	0	0/2	0/0	0/2	0

Activity Locations

Address	City	State	Zip
1965 Washington Avenue	Miami Beach	NA	33139

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
CDBG MD County FY 09	\$43,825.00
US HUD EDI	\$25,648.22
Total Other Funding Sources	\$69,473.22

Grantee Activity Number: 3
Activity Title: Administration of NSP3

Activity Category:

Administration

Project Number:

1

Projected Start Date:

11/01/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

London House Apartments Rehabilitation Phase 1

Projected End Date:

03/22/2014

Completed Activity Actual End Date:

Responsible Organization:

City of Miami Beach RHCD

Overall	Apr 1 thru Jun 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$147,409.00
Total CDBG Program Funds Budgeted	N/A	\$147,409.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Miami Beach RHCD	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration of NSP3 funds for the London House Apartments Rehabilitation Phase 1.

Location Description:

555 17 Street, Miami Beach, FL 33139

Activity Progress Narrative:

Grant agreement was executed on March 8, 2011. Request for Release of Funds was submitted to US HUD on April 14, 2011. Project is in the contract development and pre-development phase.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
555 17 Street	Miami Beach	NA	33139

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
